



**INDIAN INSTITUTE OF INFORMATION TECHNOLOGY
DESIGN AND MANUFACTURING (IIITDM), KANCHEEPURAM,
CHENNAI-600127**

Proceedings of the 32nd Meeting of the Building and Works Committee held on Monday, 9th February, 2026 at 15:00 hrs.

MEMBERS PRESENT

1.	Prof. M V Kartikeyan	Chairman
2.	Prof. P. Alagusundaramoorthy	Member
3.	Prof. Naveen Kumar	Member
4.	Prof. Shalu M A	Member
5.	Shri A Chidambaram	Secretary, BWC & BoG
INVITEES		
1.	Shri Subramaneswara Rao	Executive Engineer (Civil), CPWD
2.	Shri R. Ilango	AE Civil, CPWD
3.	Shri K Sundaresan	Retd. SE (Civil), CPWD
4.	Shri B. Thangaraj	Retd. Sr. SE (E), CLRI.
5.	Shri S Pandiyan	Assistant Executive Engineer (Civil), IIITDM
6.	Shri R Ramkumar	Assistant Engineer (Electrical), IIITDM

Leave of absence was granted to the Superintending Engineer, TANGEDCO Chengalpattu.

The Chairman extended a warm welcome to all the members and invitees.

Further, the BWC was informed about the relieving of outgoing secretary Shri R. Gunasekaran, Joint Registrar. The BWC appreciated and took into record the contribution of the outgoing secretary during his tenure and welcomed the new secretary Shri A. Chidambaram, Registrar to the BWC.

The Director explained the need for a new Multi activity Centre to cater the increased student strength which necessitates additional classrooms, lab space and other activities. The Director requested the CPWD to depute the architect to visit the campus and submit a concept plan. Further the Director advised the Deans/HoDs to prepare a template of requirements to facilitate CPWD to prepare the concept plan and estimate.

Item No.01	Confirmation of the Proceedings of the 31 st Meeting of the BWC Held on 01.06.2025
Resolution No. BWC-32 (2026)-01	The Proceedings of the 31 st meeting of the BWC held on 01.06.2025 was circulated to all members.
	No comments were received from the members.
	The BWC was requested to confirm the minutes of the meeting placed as Annexure A.
	<i>The BWC resolved to confirm the Minutes of the 31st meeting held on 01.06.2025.</i>

Item No.02	Action Taken Report on the Decisions of Previous BWC Meeting.		
Resolution No. BWC-32 (2026)-02	The action taken report of the Institute on the decisions of the 31 st meeting of the BWC was placed for the information of the members as follows:		
	Res. No	Item	Action Taken
	BWC-31(2025)-03	To discuss and recommend the revised cost estimate for the Water Supply Scheme (0.81 MLD) to the Institute, executed through the TWAD Board.	Based on the recommendation of the Building Works Committee (BWC) for the revised financial outlay of Rs. 5.22 crore (Rupees Five Crore and Twenty-Two Lakh only), the proposal was placed before the Finance Committee (FC) and the Board of Governors (BoG) in their last meeting held on 05.06.2025 had approved the same. Accordingly, a Memorandum of Understanding (MoU) was concluded between the Institute and the TWAD Board on 04.08.2025, for taking up the work by TWAD board as deposit work. The tender for the water supply scheme has been invited and the work has been awarded by the TWAD Board.
	BWC-31(2025)-04	To discuss and recommend the Construction of Married Scholar Accommodation (G+12).	The BWC, FC, BoG accorded approval for the construction of married scholar accommodation (G+12) by availing HEFA loan by entrusting the work to CPWD. This building has been designed abutting the Kitchen Annex Building (G+3). At present, the construction works of the Medical Centre and the Kitchen Annex Building are already in progress. Additionally, the major work of construction of a new Hostel Building (G+14), entrusted to CPWD, is likely to commence at the site shortly. Based on the limit of HEFA Loan, the proposal will be taken up on priority.
	BWC-31(2025)-05	To discuss and recommend construction of New Kitchen Annex (G+3).	Based on the BWC recommendation the proposal was placed before the FC and BoG meeting held on 05.06.2025 and was approved. AA&ES was communicated to CPWD for taking up the work and tenders were called for, accepted by the CE, CPWD and awarded to M/s. BGK Enterprises, Chennai and work has commenced at site.

	BWC-31(2025)-06	Approval for Shifting Medical Center.	Based on the BWC recommendation the proposal was placed before the FC and BoG meeting held on 05.06.2025 and was approved. CPWD called the tenders and awarded the work to contractor M/s. Kannanmani, Chennai and work is in progress at site.
	BWC-31(2025)-07	To discuss and recommend Vertical Extension in the Existing Academic Block.	Based on the BWC recommendation the proposal was placed before the FC and BoG meeting held on 05.06.2025 and was approved. However, it is felt that the proposed vertical extension will not be able to meet the growing requirements of the Institute as a separate new academic block is being proposed in the location adjacent to PEMS structure of D Block or at the vacant space behind the senate hall. The Chief Architect CPWD has been requested to prepare and send a concept plan for the new proposal. The vertical extension over the existing academic block will be taken up at a later stage depending upon the future requirements.
	BWC-31(2025)-08	To discuss and recommend Solar Generation plant under RESCO mode through SECI, MNRE.	Based on the BWC recommendation the proposal was placed before the FC and 65 th & 66 th BoG meeting held on 05.06.2025 & 11.07.2025 respectively, it was suggested to collect some more data regarding the contract period and price per unit etc. Accordingly, data is collected and presented as a separate item.
	BWC-31(2025)-09	Approval for Minor Works undertaken by the institute:	
		1. External Painting on the Administrative Building.	The work has been completed by the Institute.
		2. Providing Tensile Fabric Roof for an Open Outdoor Stage.	The work has been completed by the Institute.
		3. Additional toilet facilities on the ground floor of Ashwatha Boys Hostel.	The work has been completed by the Institute.

	4. External Painting for Ashwatha Hostel (G+14), Ashoka Hostel (G+14), Jasmine Girls Hostel (G+14) and Faculty Housing (G+10).	The work has been completed by CPWD.
	5. Repair works in Banyan and Lotus Hostel.	The work has been completed by the Institute.
	The BWC took note of the action taken by the Institute.	
Item No.03	To discuss and recommend Solar Generation plant under RESCO mode through SECI, MNRE.	
Resolution No.BWC-32 (2026)-03	It was submitted before the committee that Based on the recommendation of the 31st Building & Works Committee (BWC), the proposal for installation of a rooftop solar power plant was placed before the 65th Meeting of the Board of Governors held on 05.06.2025. The Board observed that the proposed Power Purchase Agreement (PPA) tenure of 25 years appears to be on the higher side and advised the Institute to explore the feasibility of limiting the PPA period to 5–7 years. Accordingly, the Institute approached M/s Solar Energy Corporation of India (SECI) for clarification. SECI informed that no PPAs with a tenure of 5–7 years have been executed so far and further clarified that the standard industry practice is to enter into PPAs with a tenure of 25 years. (Email copy enclosed) It was also noted that a 25-year PPA tenure aligns with the typical operational life of solar PV systems and is an established practice under various Central and State Government rooftop solar programmes. Such a tenure enables developers to recover capital investments and facilitates lower tariffs, which ultimately benefits the consumer institution. The above clarification was placed before the 66th Meeting of the Board of Governors held on 11.07.2025. The Board observed that the indicative tariff of ₹5.15 per unit appeared to be on the higher side and advised the Institute to approach IIT Madras Research Park to gather comparative details. Accordingly, the Institute Engineering Team visited IIT Madras and interacted with Shri Ravichandran, EE (Electrical), IIT Madras, who informed that IIT Madras executes solar projects only under the Capital Expenditure (CAPEX) mode. Further on enquiry with IIT Madras Research Park, informed that the Research Park is a society (Non-Government institution, supported by IIT Madras) had installed roof top solar plants of 286 kW and 800 kW capacities 7 years before and entered into a separate maintenance AMC with a private firm, M/s Cigny, through direct nomination for a period of five years. The AMC cost per month is Rs. 1,06,819/- (PO copy attached). Subsequently, the Institute also contacted EE (Electrical), CPWD, from whom the PPA details were obtained. As per the available records, a 257 kW solar plant was installed at Rajaji Bhavan, Chennai, in the year 2016 by M/s Hero Solar Energy Ltd. under a PPA period of 25 years, with a tariff of ₹5.68 per unit (CPWD PPA document enclosed). (Annexure-B). Further the data	

collected for indicative tariff and the tariff at which work awarded recently compared with the tariff of power distribution companies is as tabulated below:

Sl No.	Name of the institutions / Organizations	Indicative tariff in Rs. per kwh	Work awarded tariff in Rs. per kwh	Tariff as per power distribution companies in Rs. per kwh
1.	IIIT Guwahati	5.00	3.01	8.19
2.	School of Planning and Architecture, Vijayawada.	5.00	3.54	7.95
3.	IIITDM Kurnool	4.48	3.78	7.95
4.	IIM Visakapatnam	5.00	3.54	7.95
5.	NIT Surathkal	5.15	3.78	7.10
6.	Central University of Punjab	5.00	3.54	6.78

Considering the above table it is seen that even though indicative rate is in the order of Rs.5.00 per kwh, the awarded rate is less than the indicative rate accordingly it was submitted to the committee to recommend to go for RESCO model with PPA of 25 years.

The BWC after detailed deliberation resolved to recommend the FC and BoG to adopt RESCO mode with PPA of 25 years with indicative rate of Rs.5.15 / kwh (per unit) compared with the recently concluded PPA of various educational institutions.

Item No.04

Repair and Renovation of PEMS A, B, C and D Block (Academic Zone).

Resolution No.BWC-32 (2026)-04

It was submitted before the committee that the existing Pre Engineering Multipurpose Structure (PEMS) has completed 15 years from the date of its completion and commissioning. As per the provisions of the CPWD Works Manual, the economic life of the PEMS structure is 30 years. Accordingly, it is considered prudent to undertake repair and restoration works wherever damages have occurred due to aging and cyclone-related effects.

The proposed scope of repair and restoration includes the following works:

1. Replacement of valleys, ridges, and damaged roofing sheets.
2. Dismantling of damaged false ceiling.
3. Refurbishment of toilets.
4. Repair of damaged flooring.
5. Painting of internal and external walls.
6. Repair of fans, lights, and other associated electrical works.

After detailed deliberations, the BWC resolved to recommend for undertaking the above repair and restoration works so as to ensure continued utility and effective use of the PEMS structure.

Item No.05	<i>Reporting item of status of ongoing major construction work was submitted to the committee as detailed below.</i>
Resolution No.BWC-32 (2026)-05	As per the MoE communication earlier, the progress of ongoing work needs to be reported to BWC/FC for monitoring the progress of work and payment/balance of funds and funds requirement. Accordingly, the status of ongoing work, fund released, progress was submitted to BWC for information.
	The BWC took note of the status of progress of the work and funds position.

The Meeting ended with a vote of thanks to the chair.


(A. Chidambaram)
 Secretary, BWC


(Prof. M.V. Kartikeyan)
 Chairman, BWC